



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: August 4, 2023
MEETING DATE: August 15, 2023
SUBJECT: New Women's Residential
Addiction Recovery Center Site
Plan-Special Permit Review

PROJECT NUMBER: SPP2303-02
PROJECT ADDRESS: 6621 Route 227
PARCEL NUMBER: 22-.2-4
ZONING: A/R: Agricultural/Rural Zone

INTRODUCTION

The applicant and property owner, Ithaca Alpha House Center, Inc. DBA Cayuga Addiction Recovery Services, applied for site plan and special permit review for the subject site noted above. The applicant proposes to construct a new two-story detached building, approximately 13,385 gross square feet, for use as a 25 bed facility associated with the existing Cayuga Addiction Recovery Services on-site. The A/R zone permits rehabilitation facilities subject to a special permit and site plan review per [Ulysses Town Code \(UTC\) 212-28.L](#) and [UTC 212-18.C.1](#). The Board previously discussed the proposal during its meetings on [March 7, 2023](#), [May 2, 2023](#), [June 6, 2023](#), and [August 1, 2023](#). On June 6, 2023, the Board affirmed the previous 2019 SEQR negative declaration. On August 1, 2023, the Board gave direction to notice the hearing for August 15, 2023.

PROCESS

The Board should review the proposal and consider the special permit standards listed in [UTC 212-18.E](#), along with the review and approval criteria for site plan review listed in [UTC 212.19.E.2 and 3](#) respectively, review [CLNY 62.16.274-A](#) and [CLNY 62.16.274-B](#) as applicable, review the regulations pertaining the A/R zone listed in [UTC 212 Article V](#), review the Design Standards regulations under [UTC 212 Article XX](#) as applicable, and review the General Provisions regulations under [UTC 212 Article XXIV](#) as applicable. Note, two area variances are required for the proposal: to permit a second principal building on a lot, and to exceed the 5,000sf maximum permitted floor area of a new nonagricultural building. The Board of Zoning Appeals is scheduled to hold a public hearing on these variances on Wednesday August 16, 2023.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, re-review the [2.22.2023 memo](#) for the [March 7th meeting](#), the [04.14.2023 memo](#) for the [May 2nd meeting](#), the [05.24.2023 memo](#) for the [June 6th meeting](#), and the respective meeting minutes as needed; review the regulations and laws noted above; and re-review the [County's 239 comments](#).

EXHIBITS

Exhibit A: [Revised Civil Plan Set, 07.13.2023](#)
Exhibit B: [Revised SWPPP July 2023](#)